



# Marion County

## Development Review Committee

### Meeting Agenda

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**Monday, June 9, 2025**

**9:00 AM**

**Office of the County Engineer**

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MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

**1. ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. ADOPT THE FOLLOWING MINUTES:**

**3.1. June 2, 2025**

**4. PUBLIC COMMENT**

**5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**

**5.1. Screen Enclosure and Pool Deck Extension - Waiver Request to Major Site Plan**

**7146 SE 12th Cir Ocala**

**Project #2025050072 #32901**

**Parcel #3634-022-000 Permit #2025052054**

**JPI Construction**

**LDC 2.21.1.A(1) Major Site Plan**

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests a waiver and the homeowner wants to expand existing pool deck (12ft)

**5.2. Dunnellon Community Church - Major Site Plan**

**Project #2012050018 #31743**

**Radcliffe Engineering**

- 5.3.      **Diamond "A" Shopping Center - Preliminary Plat**  
            **Project #2024080096      #31953**  
            **Tillman & Associates Engineering**

6.      **SCHEDULED ITEMS:**

- 6.1.      **The Ole Oak Village - Waiver Request to Major Site Plan in Review**  
            **11987 S US HWY 301    Belleview**  
            **Project #2022120053    #31223    Parcel #38538-000-00**  
            **Tillman & Associates Engineering**

**LDC 2.18.1 - Applicability**

CODE states Improvement Plans shall be submitted for construction, including but not limited to public or private roads, road modifications, traffic signal installations/modifications, offsite road improvements, and other offsite linear type construction such as utility and stormwater installations. All public or private road improvements shall comply with this Code. Offsite improvements and traffic signal installations/modifications shall be submitted as a separate application.

APPLICANT requests waiver to have roadway improvement details reviewed for the Major Site Plan in lieu of Improvement Plans. Roads will be privately owned and maintained. No platting of the site.

**6.2.      Brooker Family Living Trust - Waiver Request for Family Division  
Project #2025050073    #32903    Parcel # 04631-002-00  
Ashley Thompson**

**LDC 2.16.1.B(10) - Family Division**

CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code. APPLICANT is requesting a 3.88-acre family division parcel from the parent parcel of 15.06 deeded to the son, George Michael Brooker.

- 6.3. Lindale Office/Multipurpose Room Renovation with Covered Porch Addition - Waiver Request to Major Site Plan in Review**  
**5431 NE 35th St Unit 300 Silver Springs**  
**Project #2023080122 #32359 Parcel #15897-000-00**  
**Davis Dinkins Engineering**

**LDC 6.8.7.D(1) - Parking areas & vehicular use areas**

CODE states Trees within parking areas. (1) All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section.

APPLICANT requests waiver based on discussion with staff, a single ligustrum is proposed on either side of the parking spots, together with a new live oak.

**LDC 6.9.2.A - Irrigation Plan**

CODE states an irrigation plan shall be provided prior to issuance of a development order or building permit.

APPLICANT requests waiver based on discussion with staff, the owner proposes to manually irrigate the 3 trees until established.

- 6.4. Addition of a Swimming Pool - Waiver Request to Major Site Plan**  
**7614 NW HWY 320 Micanopy**  
**Project #2025050045 #32855 Parcel #02677-000-00**  
**Abshier Engineering**

**LDC 2.21.1.A(1) - Major Site Plan**

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests a waiver as the site is 108.5 acres. The owner plans to build a 450 square foot pool with a 1,275 square foot deck. The runoff will be contained in the onsite pond area. We will work with Marion County Stormwater staff on the required stormwater controls if any are needed.

- 6.5. Quire, Stout & McCord River House - Waiver Request to Major Site Plan  
9677 SW 190th Avenue Rd Dunnellon  
Project #2025050040 #32849 Parcel #34651-000-00  
Genesis Construction & Management**

Applicant withdrew this waiver on 6/2/25. This is a request to be reheard.

**LDC 2.21.1.A(1) - Major Site Plan**

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests a waiver to add additional impervious for new screen porch and connecting sidewalks, total of 432 square feet.

- 6.6. Irvine Acres - Waiver Request to Establishment of County MSBU  
Project #2025030076 #32670 Parcel #03150-000-00  
Rogers Engineering**

**LDC 2.16.1.B(8)(g) - Establishment of County MSBU**

CODE states a County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT requests waiver to provide an easement agreement for maintenance.

**6.7. Freedom Crossings North - Standalone Waiver Request  
5997 SW 95th St Ocala  
Project #2025030010 #32567 Parcel #35699-006-03  
R.M Barrineau and Associates**

The following was approved by DRC on 3/17/25.

**LDC 2.17.1 - Preliminary Plat**

CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.

APPLICANT requests a waiver as there is no planned infrastructure for this proposed commercial subdivision. Each lot will be required to submit a Marion County Drainage Plan for designed and stormwater drainage. Access to each lot will be by a cross parallel access easement.

The following was denied by DRC on 3/17/25. This is a request to be reheard.

**LDC 2.18.1 - Improvement Plan**

CODE states Improvement Plans shall be submitted for construction, including but not limited to public or private roads, road modifications, traffic signal installations/modifications, offsite road improvements, and other offsite linear type construction such as utility and stormwater installations. All public or private road improvements shall comply with this Code. Offsite improvements and traffic signal installations/modifications shall be submitted as a separate application.

APPLICANT requests a waiver as there is no planned infrastructure for this proposed commercial subdivision. Each lot will be required to submit a Marion County Drainage Plan for designed and stormwater drainage. Access to each lot will be by a cross parallel access easement. Each lot is responsible for stormwater management and access through site design permitting.

**6.8. Corta Commons - Ocala West - Waiver Request to Major Site Plan Revision in Review**

**KCE Unit 1 Part of Tract B Saldarriaga Whitehall**

**Project #2024020064 #32368 Parcel #3501-200-023, 3501-200-022, 3501-200-021, 3501-200-020, 3501-200-019, 3501-200-018, 3501-200-040, 3501-200-039, 3501-200-038, 3501-200-037, 3501-200-036, 3501-200-035, 3501-200-034, 3500-400-004, 3500-400-003, & 3500-400-002**

**MJ Stokes Consulting**

**LDC 2.1.3 - Review and approval procedures**

CODE states plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT request is to permit an outparcel building for Tropical Smoothie Cafe BLD 2024072405 as part of the approved AR #31416 and related AR #32368 which both are fully approved by BoCC but staff has not cleared Plat Application #31766 nor AR #32368 which had comments due 4/29/25 and was only to be pending BoCC approval and this is causing us to again come to DRC pending internal portal approvals.

**LDC 2.1.3 - Review and approval procedures**

CODE states plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT request to remove Building Inspection Holds and permit final electrical, structural & final building inspections, Major Site Plan AR #32368 (Revision of AR #31416) Bocc Approved. Construction of all building, site and off-site completing by 6/13 as-builts ongoing. Final Plat pending AR#31766. BLD2024053294 (Sprouts Grocery Store) BLD2024-50635 (Chipotle Building), BLD 2025021919 (Chipotle Dumpster)

- 6.9. Corta - Ocala West - Parcels 24 and 25- Waiver Request to Preliminary Plat in Review**  
**Project #2024020037 #31849**  
**Parcel #3501-200-024 & 3501-200-025**  
**NV5 Inc**

**LDC 2.1.3 Order of plan approval**

CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan B. Preliminary Plat C. Improvement Plan D. Final Plat E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT requests to release building permit for Mavis Tire new store construction prior to Final Plat completion. This Plat was simply combining Lots 24 and 25 - we may not have really even needed to Re-Plat to just combine these lots but that is the process we are going through and are at Final Plat Final Plat is AR 31849. This site is not within the CORTA Commons PUD but is separate between Wawa and CORTA



- 6.10. Melody Preserve - Waiver Request to Improvement Plan in Review**  
**7945 SW 80th St Ocala**  
**Project #2024100025 #32515**  
**Parcel #35300-000-15 & 35474-000-00**  
**Kimley-Horn and Associates**

**LDC 6.13.8.B(7) - Stormwater conveyance criteria**

CODE states Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.

APPLICANT requests to utilize 12-inch storm drain in lieu of the code minimum 18-inch. Conveyance calculations will be provided to support pipe sizing.

**LDC 6.13.6.A(3)(b)(c) - Stormwater quality criteria**

CODE states (b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, and shall have a vegetative cover. (c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1 and sodded bottoms.

APPLICANT requests waiver to utilize grass seed on pond bottom in lieu of sod. Vegetative cover will be established prior to end of construction and will be in compliance with FDOT Standard Specifications section 570.

**LDC 2.12.9 - Location and dimensions of streets**

CODE states provide location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project.

LDC 2.12.10 - Easement or land reservation

CODE states show any known existing or proposed easement or land reservation.

APPLICANT requests waiver to propose minimum drainage easement width of 10-feet for pipes less than 30-inches I.D. and depths less than 5-feet, 15-feet for pipes less than 30-inches I.D. and depth up to 10-feet, 20-feet for pipes 30 to 54-inches I.D. and depths up to 15-feet, and 25-feet for pipes up to 54-inches I.D. and depth greater than 15-feet. Proposed easements for private drainage systems will allow for adequate maintenance.

- 6.11. **Bay Laurel PUD @ OTOW - Master Plan - Waiver Request to Rezoning to PUD with Master Plan in Review**  
**Project #2004060042 #32319 Parcel #35474-000-00**  
**On Top of the World**

**LDC 6.13.8.B(5) - Stormwater Conveyance Criteria**

CODE states Drainage easements. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.

APPLICANT requests waiver to propose minimum drainage easement width of 10' for pipes less than 30 inches I.D. and depths less than 5 feet, 15 inches for Pipes less than 30 inches I.D. and depth up to 10 feet, 20 inches for pipes 30 inches-54 inches I.D. and depths up to 15 feet, and 25 feet for pipes up to 54 inches I.D. and depth greater than 15 feet. Proposed easements for private drainage systems will allow for Adequate maintenance.

**LDC 7.3.1 - Transportation and Stormwater**

CODE states TS006 Utility Position in Right-of-Way.

APPLICANT requests waiver because the location may vary, but all utilities must remain within the right-of-way or utility easements.

**LDC 6.8.6.K.(1) - Buffers**

CODE states A-Type buffer shall consist of a 30-foot-wide landscape strip without a buffer wall. The buffer shall contain at least three shade trees and five accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer area and shall form a layered landscape screen with a minimum height of three feet achieved within one year of planting.

APPLICANT request waiver for 20-foot wide, 5 trees for every 100 linear feet, double staggered hedge rows 60-inches tall within 2 years providing continuous visual screening after 2 years growth with 6-foot-high PVC fence.

**LDC 6.8.6K(2) - Buffers**

CODE states C-Type buffer shall consist of a 15-foot-wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.

APPLICANT requests waiver for 15-foot wide, 5 trees for every 100 linear feet, double staggered hedge rows 60-inches tall within 2 years providing continuous visual screening after 2 years growth.

**LDC - C-1 Buffer Note: Type C-1 is not in the current LDC, applicant**

**needs to clarify this request or confirm if this is the same as the request above for LDC 6.8.6.K.(1) - Buffers**

APPLICANT requests type "A" - 20 feet wide, 5 trees/100 LF, double staggered hedge rows 60 inches tall within 2 years providing continuous visual screening after 2 years growth with 6-foot-high PVC fence

**LDC 6.12.9.J - Subdivision roads and related infrastructure**

CODE states corner radii at the intersection of the two rights-of-way shall be not less than 25 feet. Minimum pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions.

APPLICANT requests waiver to provide 25 feet for edge of pavement radii and 23 feet for right of way radius at intersections on all residential roadways. Larger radii on collector roads to comply with LDC.

**LDC 6.12.2.A - Right-of-way**

CODE states right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.

APPLICANT requests waiver to provide a combination of right of way and easements to total 60 feet for all residential roadways within development. Road right of way not to be less than the pavement width plus 4 feet on either side.

**LDC 6.12.9.E - Subdivision roads and related infrastructure**

CODE states roads and stormwater facilities within a subdivision shall be dedicated as either public or private.

APPLICANT requests waiver because master corridor roadways will be provided as public rights-of-way as approved on the master corridor plan approved March 10, 2025, with any adjustments that have been made to that plan.

**LDC 6.11.4.C(1) - Access management**

CODE states Access to adjacent lands. (1) Access to adjacent unplatted land or development shall be provided by the continuation of the Major Local rights-of-way centered on section or quarter section lines, when possible, to the subdivision boundary.

APPLICANT requests waiver because master corridor roadways will be provided as public right-of-ways as approved on the master corridor plan approved March 10, 2025, with any adjustments that have been made to that plan.

**LDC 7.3.1 - Transportation and Stormwater**

CODE states TS031 combined street name & stop sign installation.

LDC 7.3.1 - Transportation and Stormwater

CODE states TS032 street sign

APPLICANT requests waiver because all decorative, regulatory and warning

signposts will be aluminum round posts in lieu of steel “U” channel posts providing all signage complies with MUTCD requirements for shape, color and size and all sign supports meet FDOT standards for breakaway.

**LDC 6.12.9.K - Subdivision roads and related infrastructure**

CODE states centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards.

APPLICANT requests waiver to provide for minimum centerline radii on all residential roadways corresponding to a design speed as listed in table 16-3 of the Florida Greenbook. If necessary, advisory signs at each curve will be posted.

**LDC 6.12.9.G - Subdivision roads and related infrastructure**

CODE states cul-de-sac diameters to the right-of-way line shall not be less than 120 feet with a pavement radius of 40 feet for residential subdivisions and shall not be less than 120 feet to the right-of-way line with a pavement radius of 45 feet for commercial or industrial subdivisions. Refer to details in Section 7.3.1. A grassed island no greater than 50 feet in diameter may be constructed in the center of a cul-de-sac.

APPLICANT requests waiver to provide a minimum of a 40-foot radius for all cul-de-sacs allowing 6 feet of the pavement to be located within the easement on residential streets. “No Parking” signage to be installed in cul-de-sac.

**LDC 6.11.8.B(1) - Parking requirements**

CODE states number of Spaces. (1) Parking spaces for residential and non-residential developments shall be provided consistent with Tables 6.11-4 and 6.11-5.

APPLICANT requests waiver for when golf cart spaces are proposed, 25% of calculated spaces may be designated for golf cart parking only and will be included in total parking to meet LDC requirements. Applicable to recreational and community facilities within OTOW developments only.

**LDC 6.12.5.A - Cross sections**

CODE states the interval selected for showing sections on the cross-section sheet will vary according to project specific factors. For new construction and reconstruction, the normal interval for cross sections is 100 feet and at all utility, including drainage, crossings. For new subdivision construction projects, at the discretion of the County Engineer or his designee, the number of required cross sections may be reduced or eliminated when sufficient construction information meeting the intent of this Code is shown on the plan and profile.

APPLICANT requests waiver for subdivision and roadway construction projects, cross sections may be eliminated with sufficient construction information being depicted on plan and profile views and typical sections.

**LDC 6.12.9.E - Subdivision roads and related infrastructure**

CODE states roads and stormwater facilities within a subdivision shall be dedicated as either public or private.

APPLICANT requests waiver for private road status for all roads not designated as public rights of way on the previously approved OTOW master corridor map submittal date March 10, 2025. Major corridors as reflected on the corridor map to be dedicated to the public either as right-of-way dedications or by Marion County public access easement.

- 7. **CONCEPTUAL REVIEW ITEMS: NONE**
- 8. **DISCUSSION ITEMS:**
- 9. **OTHER ITEMS:**
- 10. **ADJOURN:**